

TOWN OF BUCKEYE
REGULAR COUNCIL MEETING MINUTES
OCTOBER 5, 2004

Item

1. Call to Order/Pledge of Allegiance/Roll Call.

Mayor Hull led the pledge of allegiance and called the meeting to order at 7:00 p.m.

Members Present: Mayor Hull, Vice Mayor Urwiller, Councilman Meck, Councilman Beard, Councilwoman May, Councilman Doster, and Councilman Garza.

Members Absent: None

Staff Present: Carroll Reynolds, Scott Ruby, Linda Garrison, Lucinda Aja, Ron Brown, Larry Harmer, Jeanine Guy, , Murel Stephens, Dave Owens, Marilyn Hutchins, Scott Rounds, Jason Hardison, and Dee Hathaway.

2. Comments from the Public.

Dave Rioux introduced Denis Clarey as Director of the Food Bank and pointed out that it has helped many people in the community. Although no discussion or comments occurred, the Council wishes the Food Bank continued success.

CONSENT AGENDA- All items with an (*) are to be considered to be routine matters and will be enacted by one motion and vote of the Town Council. A motion made by Councilwoman May and seconded by Councilman Doster to move Item 5E to the front of the Consent Agenda and approve the consent agenda. The motion passed unanimously.

*3. Council approved minutes of the September 21, 2004 Council workshop and the regular meeting as presented.

*4. Council approved the invoices due by the Town for payment. Copies of invoices are available at Town Hall.

5. New Business

*5A. Council approved a Special Events Application request from Buckeye Main Street Coalition to hold the "15th Annual Countryfest Parade" November 6, 2004 and carnival to be held November 4th through November 7th.

*5B. Council approved a Special Events Application request from Buckeye Main Street Coalition to hold "Gala on Monroe", December 3, 2004 and "Holiday Glow on Monroe", December 4, 2004.

*5C. Council approved the lease purchase of a F150 Ford Pickup and a Dodge passenger van in the amount of \$9,608.75 lease payment and \$3,322.68 interest payment for 4 year lease approved in the FY 2004/2005 budget, line item 10-72-642 and 10-72- 643.

*5D. Council approved the purchase of a Simpson/Norton lawn mower in the amount not to exceed \$21,422.52 for the Parks, Recreation and Library Department in the FY2004/2005 budget, line item 10-72-598.

*5E. Council approved the request from the Parks, Recreation and Library Department to change the structure of the library personnel.

NON CONSENT AGENDA

5F. Public Hearing – Annexation – Hindman A04-16

Mayor Hull opened the public hearing at 7:04 p.m. to hear citizen input on the request from Kyle Hindman for the annexation of 198 acres generally located south of Beloit Road and east of Rooks Road.

Councilman Meck inquired about the right-of-way being different sizes. Community Development Director Larry Harmer answered that inconsistencies do exist and can be fixed at a later time. Attorney Scott Ruby added that State Statute requires the annexation of all adjacent rights of way. There were no further comments. The Mayor closed the public hearing at 7:08 p.m.

5G. Public Hearing – Annexation – Garretson A04-12

Mayor Hull opened the public hearing at 7:08 p.m. to hear citizen input about the request from John Garretson for the annexation of 305 acres generally located east of Miller Road between McDowell Road and Yuma Road. There being no comments Mayor Hull closed the public hearing at 7:09 p.m.

5H. Public Hearing – Annexation – AZ Land Services Group A04-11.

Mayor Hull opened the public hearing at 7:09 p.m. to hear citizen input about the request from Curtis Coughlin of Arizona Land Services Group, for annexation of 157 acres generally located south of the southeast corner of Broadway Road and Rooks Road. There being no comments Mayor Hull closed the public hearing at 7:09 p.m.

5I. Public Hearing – Annexation – KB Homes

Mayor Hull opened the public hearing at 7:10 p.m. to hear citizen input on the request from KB Homes (Copper Falls) for annexation of 272 acres generally located south of Broadway Road, east of Miller Road, and north of Southern Avenue. KB Homes A04-14. Steve Houlahan of RBF Consultants represented KB homes. Mr. Houlahan explained that they were targeting young people that wanted to own their own home and wanted an alternative to apartment living. He asked for guidance from the Council on what the stumbling blocks were so KB Homes could overcome them. He explained that he did not want to increase project density but that it made more room for activity parks. The current development code is now 45 feet frontage. KB wanted that number to be smaller so they could put more people overall and have more open space for residents. Although traditional single family homes have double parking spaces they propose 1 car garages with overflow options in the street. Mayor Hull expressed concerns about public safety and the fact that most families have 3 or more cars per household. The Town's objective is to create larger lots instead of creating smaller lots. Murel Stephens commented that quality construction could make up for the lot size. Councilman Doster felt that it would create a rental project. Mayor Hull inquired about KB Homes going through the proper channels before coming to Council, the answer was no. KB was instructed to go through the proper channels before approaching the Council. There being no comments Mayor Hull closed the public hearing at 7:43 p.m.

5J. Resolution 47-04 Final Plat – Verrado Parcel 5.804 04-300

Resolution 47-04 approving the Final Plat of a subdivision to be known as "Verrado Parcel 5.804" located within Planning Unit V in the western portion of Phase 1 of the Verrado Master Planned Community in a portion of Section 25, Township 2 North, Range 3 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian. The subject property consists of 4 lots with 1.29 dwellings per acre. Councilman Meck asked if the asphalt quality was tested between layer applications. Scott Ruby answered that each layer is thoroughly tested between applications. Moved by Councilman Meck and seconded by Councilwoman May to approve and read by title only. The motion passed unanimously.

5K. Ordinance 42-04 Annexation – Lewis/Jackrabbit Trail Partnership A04-09

Ordinance 42-04 increasing the corporate limits of the Town of Buckeye requested by Ed Lewis and Jackrabbit Trails Limited Partnership for the annexation of approximately 114 acres located generally south of the southeast corner of Broadway Road and Jackrabbit Trail. Ordinance 42-04 was tabled by Council.

5L. Ordinance 43-04 Rezoning – Lewis/Jackrabbit Trail Partnership

Ordinance 43-04 amending the Land Use District Map of the Town of Buckeye in the general area south of the southeast road alignment intersection of Broadway Road and Jackrabbit Trail from Industrial 2, (Maricopa County), to Planned Residential (Town of Buckeye) and read by title only was tabled by council after discussion.

5M. Award of Contractor for Fire Station #2

Council considered Smith/Woods Contracting as the contractor for Fire Station No. 2 in the amount of \$1,673,626 GMP. Scott Rounds showed the proposed floor plan and felt that the plan would ultimately save money. It would be located around the park in Sundance. This facility was copied from the Chandler facility built in 2000. There would be enough space to safely get the fire trucks in and out with traffic control. Moved by Vice Mayor Urwiller and seconded by Councilwoman May to approve the GPM for the construction of the fire station in the amount of \$1,673,626. The motion passed unanimously.

5N. Council to consider and if advisable approve Resolution 48-04 declaring Chapter 23 “Minimum Standard Requirements for Commerical Aeronautical Services”.

Jason Hardison presented Resolution 48-04 declaring Chapter 23 Minimum Standard Requirements for Commercial Aeronautical Services. Copies are on file in the Town Clerks office declaring an emergency. Moved by Councilman Meck and seconded by Vice Mayor Urwiller to adopt Resolution 48-04 and read by title only. The motion passed unanimously.

5O. Professional services for building inspections

Council considered the agreement to proceed with contracting services for building inspections and plan review on an as needed basis. Larry Harmer stated that the Community Development Department is having a difficult time completing inspections due to rapid growth. Councilman Doster was concerned about quality when time was so tight and having only 2 inspectors. Occasionally building officials are doing 90-100 inspections per day. The advantages of contractual employees is when building slows down the Town avoids layoffs which would hurt the community. Moved by Vice Mayor Urwiller and seconded by Councilwoman May to approve Inspection services by Brown & Associates Certified Inspection Service Inc.. The motion passed unanimously.

5P. Resolution 49-04 revised guidelines and application procedures for Community Facilities Districts

Finance Director Ron Brown presented the revised guidelines and application procedures for Community Facilities Districts. Mr. Brown stated that current fees did not cover the administrative cost. This would not change previous agreements, they would adapt. Moved by Vice Mayor Urwiller and seconded by Councilman Meck to adopt Resolution 49-04 and read by title only. The motion passed unanimously.

5Q. APS Utility and Road Easement.

Moved by Councilman Beard and seconded Councilwoman May to approve entering into an agreement with APS for a Utility and Road Easement along Rooks Road alignment. Vice Mayor Urwiller abstained due to conflict of interest. The motion passed unanimously.

6. Town Manager’s Report .

Town Manager Carroll Reynolds reported that he would have some answers on the wastewater issues this week.

7. Comments from Mayor and Council .

Councilman Meck felt that with design standards are underway a meeting with the City Manager in Peoria as a courtesy would be a good idea. Scott Ruby reported that property owners paid dues for the Hassayampa study and the contract will be presented for approval by the next meeting. Ron Brown stated that he will giving the council quarterly financial statements.

Councilman Beard asked how the Economic Development was doing Carroll Reynolds stated that GPEC had been contracted for technical assistance.

Vice Mayor Urwiller would like to see a retreat effort for the planning of downtown Buckeye.

Councilwoman May - none

Councilman Doster - none

Councilman Garza - none

Mayor Hull - attended the Liberty School groundbreaking.

8. Adjournment

There being no further business to come before the Council moved by Councilman Beard and seconded by Councilwoman May to adjourn at 9:11 p.m. The motion passed unanimously.

Dustin Hull, Mayor

ATTEST:

Linda Garrison, Town Clerk

I hereby certify that the foregoing is a true and correct copy of the Council Retreat held on the 5th day of October, 2004. I further certify that the meeting was duly called and that a quorum was present.

Linda Garrison, Town Clerk